

## Appendix B: Strengths & Weaknesses: Ideas from the 1<sup>st</sup> Community Meeting

1<sup>st</sup> Community Meeting: Saturday, January 29<sup>th</sup>, 2005 at 9:30 AM at St. Mark's United Methodist Church.



Presentation at a community meeting



Groups work session at a community meeting

## STRENGTHS/OPPORTUNITIES TO BUILD ON

## WEAKNESSES/THREATS TO ADDRESS

### Location

Central location within San Antonio:

- Close to downtown
- Close to airport
- Inside Loop 410

Good proximity and access to highway system:

- IH-10
- Loop 410
- Hwy. 281

Proximity to Regional Commercial Amenities: Banks and Shopping Malls

- SACU
- Crossroads
- North Star

Convenient to Regional Medical Facilities:

- Heart Hospital
- Blood Bank
- Medical Center

Geography / History:

- Trees; old trees
- Hilly and scenic in NW part of planning area
- Rich history: military convoys to Camp Bullis, marches, cattle drives, etc..

Proximity to airport: low flying airplane noise

IH-10 upgrade construction: traffic delays and exit closures.

Proximity to highways facilitates “get-aways” during crime activity

STRENGTHS/OPPORTUNITIES TO BUILD ON	WEAKNESSES/THREATS TO ADDRESS
<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>Diverse housing styles</li> <li>Good housing</li> <li>Good starter home opportunities</li> <li>Long-term, established residents</li> <li>Houses are well-kept</li> </ul>	<ul style="list-style-type: none"> <li>High utility costs</li> <li>Property tax appraisals inflated compared to market value</li> <li>Rental Rates increasing; rental growth outpacing ownership</li> <li>New residents and renters with no investment in the area</li> <li>Lack of residential design standards</li> <li>Depreciating property values</li> <li>Deed restrictions not enforced (ex. Carports)</li> </ul>
<p><b>Building Maintenance and Code Compliance</b></p>	<ul style="list-style-type: none"> <li>Dilapidated apartments and public housing; poorly maintained rental properties               <ul style="list-style-type: none"> <li>Apartment cluster on Vance Jackson @ Denton</li> </ul> </li> <li>Vacant houses and apartments               <ul style="list-style-type: none"> <li>Apartment cluster on Vance Jackson @ Denton</li> </ul> </li> <li>Lack of Code Compliance enforcement</li> <li>Disabled vehicles               <ul style="list-style-type: none"> <li>parked on lawns</li> <li>stored on streets</li> <li>blocking sidewalks</li> </ul> </li> <li>Illegal Dumping:               <ul style="list-style-type: none"> <li>Arnold ES</li> <li>Apartment cluster on Vance Jackson @ Denton</li> <li>RR tracks @ Basse</li> </ul> </li> </ul>

## STRENGTHS/OPPORTUNITIES TO BUILD ON

## WEAKNESSES/THREATS TO ADDRESS

### *Parks, Recreation, & Community Facilities*

Existing Parks - potential for expanded park facilities; improvements to Buckeye Park; have potential for betterment:

- Buckeye
- Dellview
- Olympia

Land donated for new Virginia Marie Granados Park

Opportunity for new parks in floodplain and drainage areas

Schools - expansion of schools; school infrastructure and maintenance; good standardized test scores:

- Elma Neal ES
- Lee HS (incl. arts program)
- Dellview ES
- West Ave. ES
- Arnold ES
- Olmos ES
- Wilson ES
- Nimitz MS
- Jackson-Keller ES
- Private Schools

Churches - many denominations; give support to community; generous with facilities:

- St. Mark's United Methodist
- St. Mary Magdalene Catholic
- Gethsemane Lutheran
- St. Gregory's Catholic
- Dellview Baptist

Good Libraries: Westfall Library

Good post offices – well located:

- Beacon Hill Post Office (on Vance Jackson)
- Cresthaven Post Office (on West Ave.)

Need more parks and recreation services and alternatives:

- Lacking Hiking / Walking Trails
- Lacking Senior Centers
- Lacking recreation areas for youth
- Need public gym
- Need Skate Park

Lack of progress on new parks:

- Virginia Marie Granados

Existing parks need maintenance and improvements:

- Dellview Park
- Windsor Park
- Olympia Park

Cresthaven Post Office (West Ave.) – Outdated; difficult access

**STRENGTHS/OPPORTUNITIES TO BUILD ON****WEAKNESSES/THREATS TO ADDRESS****Commercial Development**

Many small businesses; opportunity for new commercial businesses; good variety and quality of eating establishments; business serves local community; successful commercial conversions (ex. Handy Andy to SAMM's *Furniture for a Cause*)

Strong commercial corridors:

- Vance Jackson
- West Ave.
- Blanco Rd.

Major employment centers:

- Columbia 300
- Walmart
- H.E.B. #24 (Jackson Keller)

**Commercial Corridor Revitalization Needed -**

Old, deteriorating strip centers; vacant, neglected commercial properties; too many bars; too much industrial:

- West Ave.
- Vance Jackson
- Blanco Rd.

**Code Enforcement -**

Bars with excessive noise and crime:

- Nassau & West Ave

Illegal / Spillover Parking:

- Distribution center trucks @ Lively and West
- Vance Jackson & Addax Dr.

Unsolicited / Un-permitted mobile vendors:

- Blanco corridor
- West Ave corridor
- West Ave @ Basse

Illegal signs:

- "Bandit" signs in front of Walmart

**Commercial Encroachment –**

Home businesses in residential areas; houses being converted into businesses; lack of notice on zoning changes

**Visual Blight -**

Excessive commercial signs / displays; not enough landscaping; too much asphalt; billboards on Loop 410 have too much illumination; lack of commercial design standards; commercial trash- beer bottles, to go plates, etc.

## STRENGTHS/OPPORTUNITIES TO BUILD ON

## WEAKNESSES/THREATS TO ADDRESS

### Public Safety & Law Enforcement

Police protection: increased police presence & patrols in some areas; good police call response times

Community Involvement: strong community involvement; homeowners & residents look out for each other; Neighborhood Watch programs

Police protection - Better police presence & patrols, especially at night

Graffiti: gangs spreading graffiti; graffiti prevention needed

- Apartments on Vance Jackson @ Denton Ln. and Clara Ln.
- Along Wonder Pkwy.
- Lee H.S.
- Nimitz E.S.

Gang activity; need police gang unit:

- Subsidized housing
- Northwest Los Angeles Heights

Drugs - trafficking, sales, problems, etc.:

- Jackson-Keller highrise
- Apartments on Vance Jackson @ Denton Ln. and Clara Ln.
- School campuses
- Area bars

Lack of Community Watch-style programs

Burglary and Organized Theft

Streetlights dim - lack of lighting:

- 100 Blk. of Cherry Ridge
- West Ave.
- Alhambra

Speeding:

- School zones
- Wonder Pkwy.
- Viewridge St.
- Vance Jackson
- Craigmont
- Basse

STRENGTHS/OPPORTUNITIES TO BUILD ON	WEAKNESSES/THREATS TO ADDRESS
<p><b>Fire Protection</b></p> <p>Fire Stations and EMS service: provide sense of “security”; good response times</p> <ul style="list-style-type: none"> <li>• Fire Station #19 (1310 Vance Jackson)</li> <li>• Fire Station #28 (815 El Monte)</li> </ul>	<p>Fire Station # 19: is blocked by traffic on Vance Jackson; station is understaffed and old, needs expansion, needs to accommodate new large trucks</p> <p>Fire Station #28: poor ingress &amp; egress; poor street maintenance in front</p>
<p><b>Drainage</b></p> <p>Capital Improvements:</p> <ul style="list-style-type: none"> <li>• Olmos Crk Basin flood control improvements (work done in 1980's)</li> <li>• Future improvements planned for Warner and Olympia</li> </ul> <p>Drainage / Flooding problems have lessened on:</p> <ul style="list-style-type: none"> <li>• Vance Jackson</li> <li>• Craigmont</li> <li>• West</li> <li>• Cherry Ridge</li> <li>• Nassau</li> </ul>	<p>Poor drainage: flooding; drainage right of way maintenance issues; sewer system failures; “ponding”, etc.</p> <p>Dellview Neighborhood</p> <ul style="list-style-type: none"> <li>• Addax Dr.</li> <li>• Lemur Dr.</li> <li>• Panda</li> <li>• Denton</li> </ul> <p>Flooding and drainage on corridors:</p> <ul style="list-style-type: none"> <li>• Basse (btw. Blanco &amp; Railroad tracks)</li> <li>• Blanco Rd.</li> <li>• West Ave. (btw. RR tracks &amp; IH-10)</li> <li>• Vance Jackson (btw. Latch &amp; Trudell)</li> </ul> <p>Sewage system failure / back-ups:</p> <ul style="list-style-type: none"> <li>• Wildwood (east of RR tracks)</li> </ul> <p>Drainage near Schools:</p> <ul style="list-style-type: none"> <li>• Elma Neal ES (south on Olympia, Thorain, Warner)</li> <li>• Lee HS</li> <li>• Olmos ES (South on Marchmont)</li> </ul>

## STRENGTHS/OPPORTUNITIES TO BUILD ON

## WEAKNESSES/THREATS TO ADDRESS

### Drainage (Cont.)

Drainage problems from RR tracks

@:

- Catalina
- Dresden
- Denton
- Edison
- El Monte
- La Manda
- Olympia
- San Angelo
- Thorain
- Warner

### Traffic Management

Good street connectivity

Speed bumps:

- La Manda
- Naussau

Traffic congestion; gridlock; arterials clogged

Lack of comprehensive traffic plan; need better traffic flow planning

Signalization / Queuing:

- IH-10 @ La Manda
- Fresno @ Blanco
- Vance Jackson
- West Ave.

“Cut-thru” traffic: traffic along residential streets; local streets used as major arterials

- Lampost
- La Manda
- Dresden
- Capitol (lacking connection to Lee Hall)
- El Monte
- Buckeye
- Freiling
- Eland

Traffic signs: needed, faded, missing

- IH-10 frontage @ Panda (intersection warning sign)
- Blanco
- Jackson-Keller
- Viewpoint
- Craigmont



**STRENGTHS/OPPORTUNITIES TO BUILD ON****WEAKNESSES/THREATS TO ADDRESS*****Traffic Management (cont'd)***

Turn lanes needed (L or R):

- La Manda @ Vance Jackson and West Ave.
- Fresno @ Blanco
- Blanco @ Jackson-Keller

Traffic lane markings faded, needed:

- Blanco
- Jackson-Keller
- Viewpoint
- Craigmont
- Vance Jackson

Traffic calming needed:

- El Monte
- Storeywood
- Beryl
- La Manda
- Frieling
- Marlana
- Nassau
- Craigmont
- Cherry Ridge @ West Ave.

Parking: illegal parking on arterials and collectors, near intersections; trucks parked on residential streets at night; daytime illegal truck parking from industrial uses

***Street Infrastructure***

TX DOT's IH-10 improvements

Street Improvements

- Hildebrand
- Freiling (btw. Vance Jackson and IH-10)

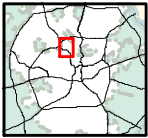
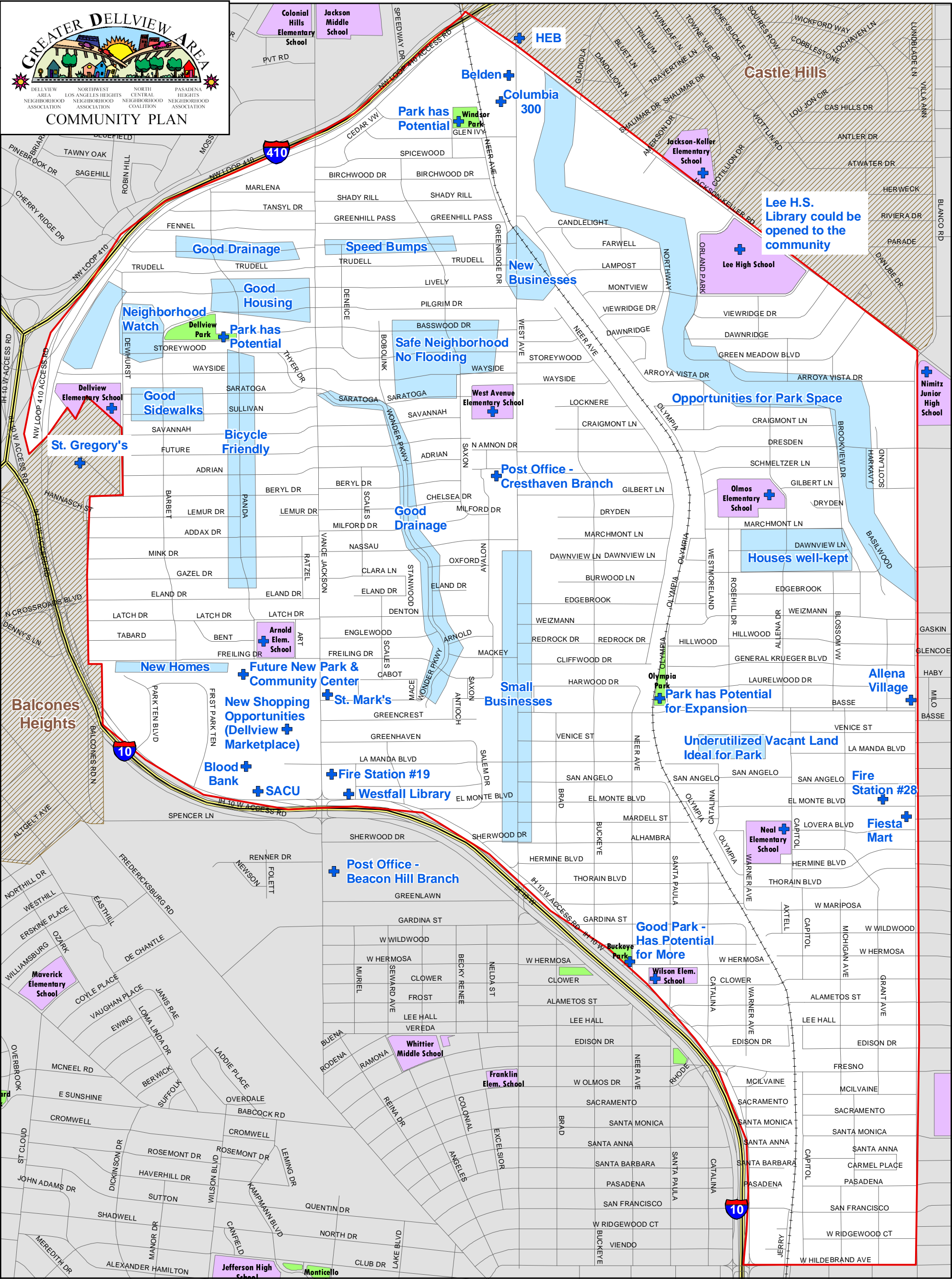
Streets: aging; in disrepair; incomplete street projects; maintenance not related to use; road maintenance is superficial and infrequent:

- West Ave.
- Blanco
- Vance Jackson
- Neer
- Buckeye
- Freiling
- Dresden
- Beryl
- Jackson-Keller
- Dryden

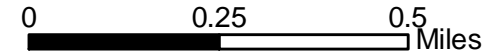
STRENGTHS/OPPORTUNITIES TO BUILD ON	WEAKNESSES/THREATS TO ADDRESS
<b>Street Infrastructure (cont'd)</b>	<p>Potholes:</p> <ul style="list-style-type: none"> <li>• Craigmont (near Allena)</li> <li>• Vance Jackson</li> <li>• Blanco</li> <li>• El Monte</li> </ul>
<b>Public Transit</b>	
<p>VIA Transit: Good service; coverage; routes</p> <p>Service and Proximity to Park &amp; Ride:</p> <ul style="list-style-type: none"> <li>• Crossroads Park &amp; Ride</li> </ul>	<p>System Plan: bus transfers inconvenient; no direct access to downtown</p> <p>Traffic: VIA causing traffic congestion; bus traffic on Neer</p> <p>Busses destroying streets</p>
<b>Pedestrian and Bicycle System</b>	
<p>Good sidewalks in some areas</p> <p>Bicycle friendly; kids can ride bicycles</p>	<p>Lacking enough bike lanes</p> <p>ADA improvements needed at:</p> <ul style="list-style-type: none"> <li>• Nassau</li> <li>• Vance Jackson (connecting to bus stops)</li> </ul> <p>Sidewalks and curbs: lack of sidewalks and curbs; sidewalks need improvements; lack of sidewalk networks around schools</p> <p>Sidewalks needed:</p> <ul style="list-style-type: none"> <li>• La Manda</li> <li>• Vance Jackson</li> <li>• Basse</li> <li>• Freiling</li> <li>• Jackson Keller</li> <li>• E. side of Cherry Ridge</li> <li>• Arroyo Vista</li> <li>• Dreyden</li> <li>• El Monte</li> <li>• Neer</li> <li>• West Ave.</li> </ul> <p>Schools needing sidewalk networks</p> <ul style="list-style-type: none"> <li>• Neal E.S. (Hermine, Lovera, and Rancho Blanco to Blanco)</li> <li>• Arnold E.S. (S. Side of Freiling)</li> </ul> <p>Timing of pedestrian signal cycle:</p> <ul style="list-style-type: none"> <li>• Vance Jackson @ 410</li> <li>• Vance Jackson @ IH-10</li> </ul>

STRENGTHS/OPPORTUNITIES TO BUILD ON	WEAKNESSES/THREATS TO ADDRESS
<p><b>Railroads</b></p> <p>Railroads could be re-used for public transit</p> <p>Railroad ROW presents opportunity for “Rails to Trails” style project</p>	<p>Train traffic noise; train is too loud</p> <p>Maintenance: overgrown areas around tracks; tracks need maintenance beyond 10 ft.</p> <p>Safety issues:</p> <ul style="list-style-type: none"> <li>• Lack of crossing arms @ San Francisco</li> <li>• Transport of hazardous materials</li> </ul>
<p><b>Health</b></p> <p>Child / Adult care services</p> <p>Alzheimer care facilities</p>	<p>No nutrition centers</p> <p>Too much obesity</p> <p>Animal control: too many strays; stray cats and dogs</p> <ul style="list-style-type: none"> <li>• Northwest Los Angeles Heights- stray dogs</li> <li>• Wonder Pkwy.- stray cats</li> </ul>





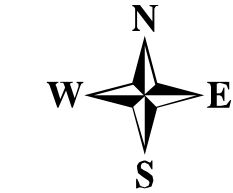
Data Sources: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@santantonio.gov. Maps may be ordered at: (210) 207-7873



# Community Issues - Strengths & Opportunities

## Greater Dellview Area Community Plan

- Cities and Towns
- Parks
- Public Schools
- Railroads
- Creeks
- Strengths & Opportunities
- Strengths & Opportunities



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